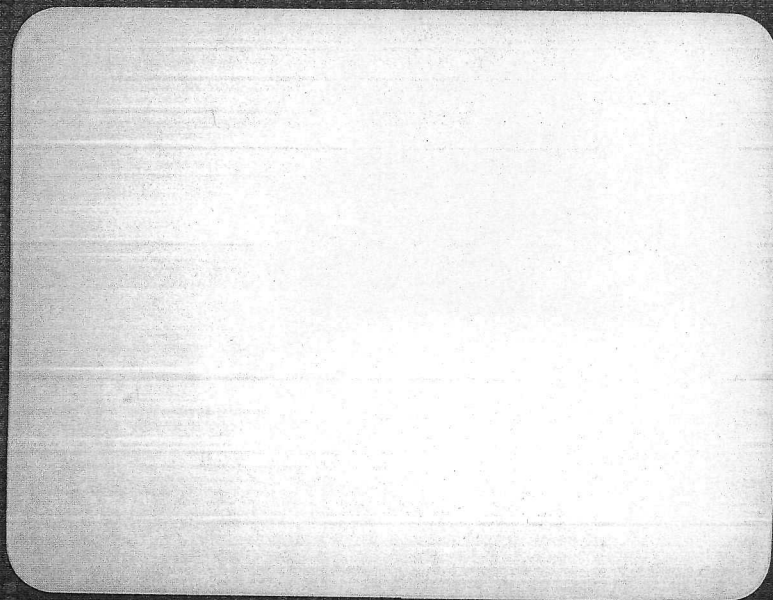
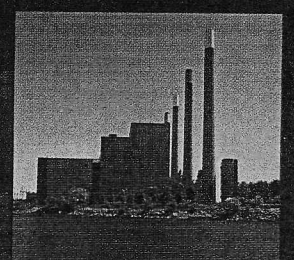
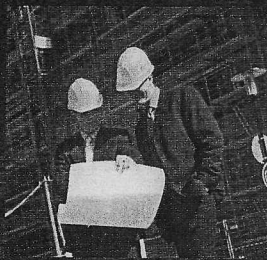
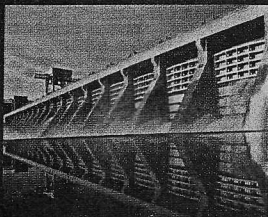
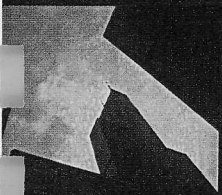


EPA Region 5 Records Ctr.



324819



**Phase I Environmental Site Assessment
Parking Lot Property**

**Rehabilitation Institute of Chicago
Chicago, Illinois**

STS Project No. 200802795

Prepared by:
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August 29, 2008

Ms. Nancy Ardell
Rehabilitation Institute of Chicago
345 East Superior Street, O-853
Chicago, IL 60611

RE: Phase I Environmental Site Assessment of several parcels located on East Ohio Street and Grand Avenue
in Chicago, Illinois - STS Project No. 200802795

Dear Ms. Ardell:

STS has completed a Phase I Environmental Site Assessment (Phase I ESA) for the above-referenced property. The objective of the Phase I ESA was to identify recognized environmental conditions (RECs) and historical RECs in connection with the property. With the exception of a full review of title records for the property, this Phase I ESA was conducted in general accordance with the American Society for Testing and Materials (ASTM) Standard E1527-05 entitled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. No sampling or testing was conducted as part of this Phase I ESA.

The final report for the Phase I Environmental Site Assessment (ESA) conducted for the Rehabilitation Institute of Chicago (RIC) for the above referenced site is enclosed. The aforementioned party will be further referenced as "Client". This assessment was authorized by Ms. Nancy Ardell's signed acceptance of our proposal number 200802539 dated June 3, 2008.

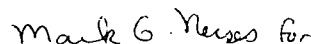
The project was performed in general accordance with the requirements specified in American Society for Testing and Materials (ASTM) "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" E 1527-05. The purpose of this ESA was to identify to the extent feasible pursuant to the processes described in ASTM 1527-05, Recognized Environmental Conditions in connection with the subject site.

Thank you for the opportunity to assist you with this project. Please call if you have any questions or comments regarding the information presented in this report.

Respectfully,



Mark G. Neuses
Project Scientist



Don MacDonell
Associate Scientist

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Attachment

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Executive Summary

STS was retained by the Rehabilitation Institute of Chicago (Client) to perform a Phase I Environmental Site Assessment (Phase I ESA) of the properties located at 410-414 East Grand Avenue and 401 – 415 East Ohio Street, Chicago, Illinois (the subject property). This Phase I ESA was conducted in general accordance with ASTM Standard E1527-05. The purpose of this Phase I ESA is to identify, to the extent feasible, recognized environmental conditions (RECs) and historical RECs in connection with the subject property. ASTM Standard E1527-05 defines a REC as:

"The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions."

The ASTM Standard E1527-05 defines a historical REC as an

"Environmental condition which in the past would have been considered a recognized environmental condition, but may or may not be considered a recognized environmental condition currently."

The chronological history of the subject property was developed by STS from interviews and reviews of historical aerial photographs, and topographic maps. STS' review of this reasonably ascertainable information indicates that the subject property consisted of undeveloped vacant land in 1906. Between 1906 and 1950, the subject property was developed with the Callaghan and Company Book Bindery in the northwest section and a commercial structure labeled *Whol. Gro.*, which is assumed to mean Wholesale Growers in the southwest section of the property. Between 1950 and 1974, the previous building occupants were replaced by the Rehabilitation Center of Chicago (northern section) with the southern section utilized for Retraining classes. Between 1974 and 1988, the structure was removed and the subject properties were utilized as a parking lot area as they are currently.

We have performed a Phase I ESA in general accordance with the scope and limitations of ASTM Practice E1527-05 of the subject property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed the following RECs in connection with the subject property:

- Historical information indicates that Lindsay Light II manufactured incandescent gas mantles at 161 East Grand Avenue. Historical records indicate that Lindsey Light also leased portions of the building located at 316 East Illinois Street from 1915 – 1933. The facility located at 161 East Grand Avenue is located

approximately 1,600 feet west of the subject property. The facility located at 316 East Illinois Street is located approximately 540 feet southwest of the subject property. In June 1993, USEPA and Illinois Department of Nuclear Safety investigated the site and determined that radioactivity levels were clearly above background concentrations. Radiological impacted soils have been identified on several sites in the vicinity of the Lindsay Light site in the area designated as Streeterville. Due to the proximity of 161 East Grand Avenue and 316 East Illinois Street to the subject site, it is STS' opinion that the Lindsay Light sites pose a REC to the subject property.

Information from the City of Chicago Department of the Environment indicates that the City of Chicago requires radiation monitoring prior to intruding into subsurface soils in the Streeterville area, per USEPA recommendation. Thorium-contaminated wastes may exist in some areas of the Streeterville area. Proper screening/monitoring must occur any time that excavation or groundbreaking takes place within the Streeterville area. This is required for groundbreaking on private property or in the Right-of-way in the Moratorium area. According to the City of Chicago Department of the Environment "Streeterville Map" which was last updated November 22, 2006, the subject property is located within the area designated as part of the Streeterville Thorium Investigation site. Further information concerning the Streeterville Thorium Investigation can be found at the Chicago Department of the Environment website under the Public Health and Safety link.

- The former buildings were razed on the subject property between 1974 and 1988. The potential exists that buried structures and/or impacted soils may be present in the subsurface soils. In the event that impacted soils are encountered, additional site investigation may be required.

Although not identified as RECs or historical RECs, the following potential environmental issues concerning the subject property were identified as part of this Phase I ESA:

Based on a review of the ISGS publications *Stack-Unit Mapping of Geologic Materials in Illinois to a Depth of 15 Meters* and *Plate 1: Map of Geologic Materials to a Depth of 20 Feet-Cook County-South Part*, the subject properties are located in an urban area of "major fills or made land areas of considerable thickness and extent." Furthermore, the publication suggests that "all areas that indicate industrial, commercial, or recent residential development are generally characterized by a few feet of surficial miscellaneous fill." Urban fill in Chicago can include ash and cinders resulting from the historic use of wood and coal fuel sources and/or the Chicago Fire of 1871. Such urban fill often contains regulated compounds as a by-product of combustion. Based on the urban setting of the subject property, the potential exists that off-site fill of unknown environmental condition was placed on the subject property during its initial development. Although the urban fill, if present, is not believed to pose a material threat of release, surplus fill generated by new construction may require disposal as special waste as defined by Illinois regulations.

Recommendations

STS recommends that future developmental activities which may disturb the subsurface soils should be monitored for the following soil contaminants – lead, PNAs/VOCs, and radioactive thorium. Information received from USEPA indicates that in the event that subsurface work is to be performed onsite, then USEPA should be contacted prior so that they can have a representative onsite during subsurface work. Any excavated soils on the site will need to be screened per USEPA Thorium Streeterville Area Guidelines. If thorium impacted soils are detected during screening, they would need to be disposed of per USEPA guidelines. Based on experience, disposal arrangements can require several weeks to complete. Similarly, soils impacted by VOCs, PNAs and/or lead will need to be managed per local, state and federal guidelines.

1.0 Introduction

1.1 Purpose

STS was retained by the Rehabilitation Institute of Chicago (Client) to perform a Phase I Environmental Site Assessment (Phase I ESA) of the properties located at 410-414 East Grand Avenue and 401 – 415 East Ohio Street, Chicago, Illinois (the subject property).

The purpose of this Phase I ESA was to identify, to the extent feasible, RECs and historical RECs in connection with the subject property. ASTM Standard E1527-05 defines a REC as:

"The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions."

The ASTM Standard E1527-05 defines a historical REC as an

"Environmental condition which in the past would have been considered a recognized environmental condition, but may or may not be considered a recognized environmental condition currently."

The ASTM Standard E 1527-05 states: The Phase I ESA is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability; that is, the practices that constitute "all appropriate inquiry into previous ownership and uses of the property consistent with good commercial or customary practice, as defined at 42 USC, Section 9601(35)(B)."

1.2 Detailed Scope-of-Services

This Phase I ESA includes the following tasks concerning the subject property:

- Records review of reasonably ascertainable information (governmental and historical);
- Site reconnaissance;
- A physical setting description;
- Interviews with present and past owners, operators, occupants, and/or local government officials, where applicable;
- A request for and review of user provided information; and

- Evaluation of the data collected and preparation of a written report.

These data collected and resources reviewed are discussed throughout the text of this report and are listed in Section 10.0 of this report. No sampling or testing was performed during this Phase I ESA. Limitations and exceptions (e.g. data gaps) to this Phase I ESA are described in Section 1.4 of this report.

The following non-scope items defined in Section 13.1.5 of ASTM E1527-05 were not addressed in detail as part of this Phase I ESA:

• Asbestos Survey	• Health and safety
• Lead-based paint	• Environmental Compliance
• Lead in drinking water	• Ecological resources
• Mold	• Endangered species
• Cultural and historic resources	• Indoor air quality
• Industrial hygiene	• High voltage power lines
• Biological Agents	

1.3 Significant Assumptions

STS assumes that all information obtained from Client, outside agents, and third parties is correct and complete. STS also assumes that Client has provided STS with all reasonably ascertainable prior environmental reports concerning the subject property. Finally, STS assumes that this Phase I ESA report will be read as a whole by the user.

This report has been prepared to summarize observed RECs and historical RECs on the subject property. Environmental conditions and regulations are subject to constant change and re-interpretation. Current observations, conditions, or regulatory positions may not represent conditions at some future time. This report represents STS' judgment and opinion based on the information obtained. No warranty, either expressed or implied with regard to the site conditions, or Client's ability to assert any defense under CERCLA or any comparable state law for residual environmental impairment, is contained herein. Professional profiles of STS project personnel who conducted this Phase I ESA are included in Attachment 1.

1.4 Limitations and Exceptions of Assessment

This Phase I ESA was prepared to identify past and current subject property uses that may pose RECs to the subject property. STS assumes no responsibility for the discovery and elimination of hazards that could possibly cause accidents, injuries, or damage. Compliance with the recommendations and/or suggestions contained in this

report in no way assures elimination of hazards or the fulfillment of a property owner's obligation under any local, state, or federal laws or any modifications or changes thereto. It is the responsibility of the subject property owner to notify authorities of any conditions that are in violation of current legal standards.

Factual information regarding operations, conditions, and test data were obtained, in part, from Client, outside agents, and third parties and have been assumed by STS to be correct and complete. Because the facts stated in this report are subject to professional interpretation, they could result in differing conclusions. In addition, the findings and conclusions contained in this report are based on various qualitative factors as they existed on or near the date of the site reconnaissance.

This Phase I ESA reflects conditions, operations, and practices as observed on the date of the site reconnaissance (June 24, 2008). Changes or modifications to the subject property made after the site reconnaissance are not included.

This Phase I ESA was conducted in general accordance with ASTM Standard E1527-05 and in a manner consistent with others performing Phase I ESAs under the same conditions and in the same locality. The following *limiting conditions were encountered as part of this Phase I ESA*:

- STS could not fully observe the ground surface of parts of the subject property due to the presence of parked automobiles over a majority of the property.

1.5 Special Terms and Conditions

This Phase I ESA was conducted in accordance with STS' proposal number 200802539 dated June 3, 2008.

1.6 User Reliance

This report is confidential and was prepared for Client. STS recommends that this report be used only for the purpose intended by Client and STS as of the date of this report. This report may be unsuitable for other uses, and reliance on its contents by anyone other than Client is done at the sole risk of the user. STS accepts no responsibility for application or interpretation of the results by anyone other than Client.

2.0 Site Description

2.1 Location and Legal Description

The subject property is located north of East Grand Avenue; south of East Ohio Street; and east of North McClurg Court within the City of Chicago, Cook County, Illinois. The area surrounding the subject property is primarily residential and commercial. The Property Index Numbers of the subject property are as follows:

17-10-210-012: 401 East Ohio Street
17-10-211-008: 410 East Grand Avenue
17-10-211-009: 414 East Grand Avenue
17-10-211-015: 411 East Ohio Street
17-10-211-017: 415 East Ohio Street

A location map of the subject property is presented in Figure 1.

2.2 Site and Vicinity General Characteristics

The subject property has street frontage of approximately 300 feet along East Ohio Street, 218 feet along North McClurg Court, and 200 feet along East Grand Avenue; and is comprised of approximately 1.25 acres of land. The overall property consists of a paved parking area with landscaped islands, and a self-service entry-exit booth.

The subject property is bound to the north by East Ohio Street; to the west by North McClurg Court; to the south by East Grand Avenue and commercial properties; and to the west by multi-story residential properties.

2.3 Current Use of the Property

The subject property is currently utilized as a commercial parking lot.

2.4 Description of Improvements on the Site

Based on information obtained from the Client and obtained by STS during the site reconnaissance, the subject property is improved as follows:

The subject property parcel is comprised of approximately 1.25 acres of land which is utilized as a parking lot facility. The surface area of the property consists of a self-service entry-exit booth, a paved parking lot with landscaped areas which are bordered by public sidewalks along East Ohio Street, North McClurg Court, and East Grand Avenue.

The subject property is serviced by municipal (City of Chicago) storm sewers, sanitary sewers, and potable water. STS did not observe groundwater supply wells or evidence of a septic system on the subject property during the site reconnaissance. Under the current property utilization electrical service is provided to the subject property by ComEd.

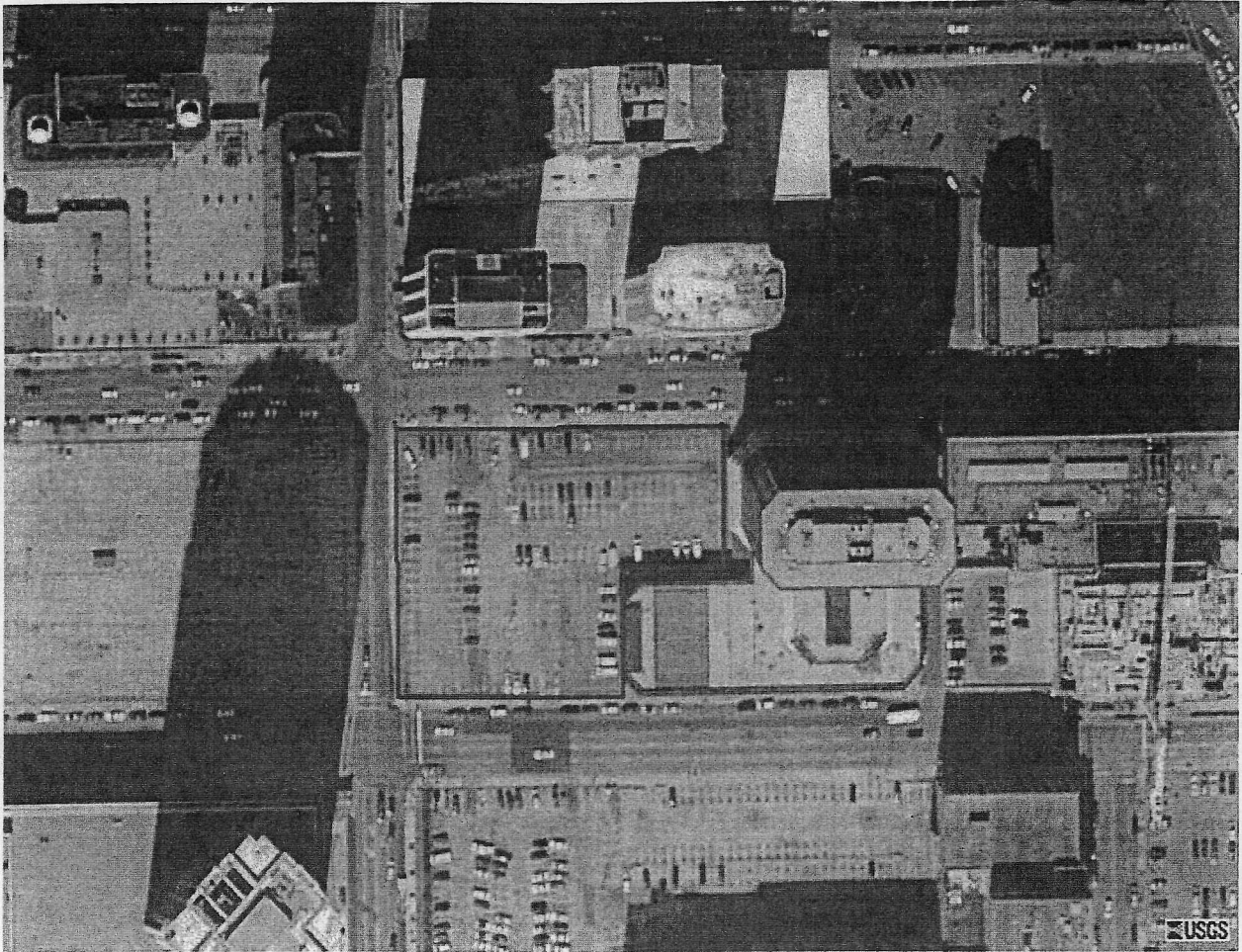
As no onsite structures exist with the exception of the self-service entry-exit booth, an inspection for asbestos containing materials (ACM), mold, or lead surfacing materials inspections were not performed.

2.5 Current Uses of the Adjoining Properties

The adjoining property uses are as follows:

- *North* – East Ohio Street beyond which is 420 East Ohio, a multi-story residential property and the Northwestern Memorial Hospital facility.
- *East* – 445 East Ohio Street – Lake Shore Plaza, a multi-story residential property.
- *South* – East Grand Avenue beyond which is a multi-story residential and commercial property.
- *West* – North McClurg Court beyond which a multi-story residential property is currently under construction.

Based on our visual observations from public rights-of-way, the adjoining properties are not expected to pose RECs to the subject property.



STS | AECOM

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Site Location Map
Rehabilitation Institute of Chicago property
Chicago, Illinois

Source: Microsoft TerraServer aerial photograph

Drawn: MGN 6/24/2008

Checked: MGN 6/24/2008

Approved: MGN 6/24/2008

PROJECT
NUMBER **200802795**

FIGURE
NUMBER **1**

3.0 User Provided Information

Information regarding the review of recorded land title records, environmental liens or activity use limitations, specialized knowledge, commonly known or reasonably ascertainable information and the reduction of subject property value due to environmental issues was requested from Client. The following subsections provide a discussion of the user (Client) supplied information.

3.1 Title Records

STS did not perform a chain-of-title or environmental liens search for the subject property.

3.2 Environmental Liens or Activity and Use Limitations

According to Ms. Nancy Ardell, Associate General Counsel for the Rehabilitation Institute of Chicago, no environmental liens or land use limitations exist with respect to the subject property. Information received from USEPA indicates that in the event that subsurface work is to be performed onsite, then USEPA should be contacted prior so that they can have a representative onsite during subsurface work. A copy of a completed User Questionnaire pertaining to the subject property completed by Ms. Ardell is enclosed in Attachment 3.

3.3 Specialized Knowledge

Ms. Ardell indicated that she is not aware of specialized knowledge with respect to RECs in connection to the property.

3.4 Commonly Known or Reasonably Ascertainable Information

Ms. Ardell indicated that she is not aware of valuation reduction of the subject property with respect to environmental issues.

3.5 Valuation Reduction for Environmental Issues

Ms. Ardell stated that she is not aware of any valuation reduction of the subject property with respect to environmental issues.

3.6 Owner, Subject Property Manager and Occupant Information

The current owner of the subject property is:

- Rehabilitation Institute of Chicago

The subject property managers are:

- Rehabilitation Institute of Chicago

Current tenants of the subject property are as follows:

All parcels are currently utilized as a commercial parking lot facility.

3.7 Reason for Performing Phase I ESA

The purpose of the Phase I ESA is to identify, to the extent feasible, RECs and historical RECs in connection with the subject property, pursuant to ASTM Standard E1527-05.

3.8 Previous Environmental Assessments

As part of this Phase I ESA, STS reviewed a previous Subsurface Investigation performed by STS for a nearby property on East Ohio Avenue. This investigation included the performance of soil borings in order to describe the soil conditions encountered at the site. The soil conditions encountered at the nearby site consisted of chiefly cinders, sand, gravel and miscellaneous fill materials from surface grade to approximately 7.5 feet below surface. Beneath this fill material is a medium dense to very dense granular deposit, which extends to approximately 30 feet below surface. From approximately 30 feet to 54 feet below surface is a soft to tough silty clay, which is underlain by a very dense sandy clayey silt (hardpan).

STS also reviewed a previous Radiological Survey investigation performed by STS for a property located on East Grand Avenue which is east of the subject site. STS performed radiation monitoring of soil cuttings from two soil borings performed at this address. The monitoring revealed no indication of soils above the specified cleanup threshold established by USEPA for the Streeterville area of Chicago.

In conjunction with the performance of this Phase I Environmental Site Assessment, STS performed a surface radiological survey of the subject property. This survey consisted of scanning the subject site surface for indications of radiological impacts. With the exception of two parking spaces, which were never vacated for surveying, the entire property has been completely surveyed. Radiation screening was performed using a Ludlum Model #2221. Measurements were generally recorded within each designated 5 x 5-meter grid. Maximum screening measurements were compared to the established unshielded instrument cutoff value of 18,073 counts per minute (cpm) which is correlated with the USEPA cleanup threshold of 7.1 pico-curie/gram (pCi/g) total radium. No values above the USEPA threshold were recorded.

4.0 Records Review

The purpose of the environmental records review is to identify RECs and historical RECs in connection with the subject property.

4.1 Standard Environmental Record Sources

Current federal and state database listings for hazardous waste and other potentially impaired sites within specified search distances were identified for the subject property and vicinity by Environmental Data Resources, Inc. (EDR), a subcontract environmental record search firm. These listed sites were reviewed by STS to identify sites that pose RECs to the subject property. The databases reviewed by EDR were the most recently available as of June 25, 2008. The database sources and distances searched by EDR are included in Attachment 3.

STS reviewed the EDR Report to ascertain how many sites of known or potential environmental concern are located within the specified ASTM minimum search distances. STS also reviewed the EDR Report for "orphan" sites. The orphan summary list typically includes sites with locations that could not be mapped by EDR due to incomplete or erroneous address information. STS attempted to identify the locations of the orphan sites during the site reconnaissance.

Sites listed within the EDR Report were reviewed with respect to the applicable search radii, regulation status, distance, topography, and gradient with respect to the subject property. The anticipated groundwater flow direction in the immediate area of the subject property is expected to be to the east based on topographic gradient and the nearby Lake Michigan. Sites identified by EDR within applicable search distances considered hydraulically down gradient or cross-gradient were generally not considered to present RECs to the subject property depending on distance. Immediately adjoining and upgradient sites were evaluated further. Only those sites considered to present potential environmental impacts to the subject property are discussed in detail below.

Subject Property

According to the EDR Report, the subject property is not listed as a site of known or suspected environmental impairment.

Adjoining Properties

According to the EDR Report, the Neomedica, Inc., northern property located at 450 East Ohio Street is listed on the registered UST and leaking underground storage tank (LUST) databases. This facility has two 2,000-gallon heating oil USTs registered and listed as exempt from registration. The site was reported to the Illinois Emergency Management Agency (IEMA) for a release on March 30, 1992. The site was issued LUST incident #920816 which was subsequently closed by IEPA with the issuance of No Further Remediation (NFR) status on April 7, 1994. This

site is also listed on the Material Licensing Tracking System (MLTS) database for possession or use of radioactive materials required by medical X-ray equipment. As this site is located hydrogeologically cross-gradient of the subject property across Ohio Street, with no open hazardous materials incidents under investigation, this listing is not considered a REC to the subject property.

According to the EDR Report, the Olympia Cleaners and IJM Management properties, located at 420 E. Ohio Street are listed on the RCRA Small Quantity Generators (RCRA-SQG) list as well as the EDR Historical Cleaners list. Another property listing for this address lists 410 East Ohio Street on the Illinois Category List for this property being part of the Site Remediation Program. STS searched the IEPA Site Remediation Program database for further information about this property, but no records were found which pertained to this property. This property is located north of the subject property across Ohio Street with no RCRA violations found or reported. This property is listed as a dry cleaner since 2003 and is generating wastes consisting of ignitable hazardous wastes. As this site is located hydrogeologically cross-gradient of the subject property and no open hazardous materials incidents exist, this listing is not considered a REC to the subject property.

According to the EDR Report, the Eric Gronbeck property, located at 418 E. Ohio Street is listed on the EDR Historical Auto Stations list. This facility is located north of the subject property across Ohio Street and was reportedly operated as an automobile garage as early as 1928. This property is now occupied by multi-story residential buildings. As this site is located hydrogeologically cross-gradient of the subject property and no open hazardous materials incidents exist, this listing is not considered a REC to the subject property.

According to the EDR Report, the Comed property, located at McClurg Avenue and Ohio Street is listed on the RCRA Small Quantity Generators (RCRA-SQG) list. This facility is located approximately 30 feet cross-gradient of the subject property across Ohio Street with no RCRA violations found or reported. This property is listed as generating wastes consisting of lead wastes. As this site is located hydrogeologically cross-gradient of the subject property, and no open hazardous materials incidents exist, this listing is not considered a REC to the subject property.

Other Properties

According to the EDR Report, the Kraft Food Company, located at 430 East Grand Avenue is listed on the RCRA Small Quantity Generators (RCRA-SQG) list. This facility is located approximately 30 feet southeast of the subject property with no RCRA violations found or reported. This property is listed as generating wastes consisting of corrosive hazardous wastes. As this site is located hydrogeologically cross-gradient of the subject property approximately 250 feet distant, and no open hazardous materials incidents exist, this listing is not considered a REC to the subject property.

According to the EDR Report, the Grand Ohio Garage property, located at 440 East Grand and approximately 120 feet southeast, is listed on the EDR Historical Automobile Stations list. This facility was listed as Holland Garage in 1923 and as Grand Ohio Garage in 1928. As this site is located hydrogeologically down-gradient of the subject property approximately 120 feet distant, and no known hazardous materials incidents exist, this listing is not considered a REC to the subject property.

According to the EDR Report, the NWI Land Management Corp East Ohio Off Complex and Velsicol Chemical Corp. properties, located at 341 E. Ohio Street are listed on the RCRA Small Quantity Generators (RCRA-SQG) list as well as the RCRA Non-Generator and Material Licensing Tracking System (MLTS) databases. This facility also was known as General Parking Corporation, at the same address and was listed on the RCRA Large Quantity Generator (RCRA-LQG) and the CORRACTS and CERC-NFRAP databases. This property is located west of the subject property approximately 400 feet distant with no RCRA violations found or reported. This site is also listed on the Material Licensing Tracking System (MLTS) database but the MLTS license expired in 1989. The site is listed as a RCRA-LQG due to the generation of a large variety of chemical wastes. In 1993, this facility was issued a low corrective action priority. As of December, 1995, the site was listed with CERCLIS-NFRAP and was then listed as an archive site. As this site is located approximately 400 feet distant of the subject property and no open hazardous materials incidents exist, this listing is not considered a REC to the subject property.

According to the EDR Report, the Skyview Film and Video property, located at 541 N. Fairbanks is listed on the RCRA Small Quantity Generators (RCRA-SQG) list. Also listed at this address is the Time Life Building which is listed on the RCRA Conditionally Exempt Small Quantity Generators (RCRA-CESQG) list. These properties are located approximately 640 feet up-gradient of the subject property with no RCRA violations found or reported. This property is listed as generating wastes consisting of mercury and halogenated solvent wastes. As this site is located hydrogeologically up-gradient, approximately 640 feet distant of the subject property, and no open hazardous materials incidents exist, this listing is not considered a REC to the subject property.

According to the EDR Report, the Holiday Inn property, located at 300 East Ohio Street is listed on the RCRA Small Quantity Generators (RCRA-SQG) list. This property is located approximately 660 feet up-gradient of the subject property with no RCRA violations found or reported. This property is listed as generating wastes consisting of ignitable hazardous wastes. As this site is located hydrogeologically up-gradient, approximately 640 feet distant of the subject property, and no open hazardous materials incidents exist, this listing is not considered a REC to the subject property.

According to the EDR Report, the Schatz Properties, located at 610 N Fairbanks Court is listed on the registered UST database. This facility had one 9,000-gallon heating oil UST registered and listed as exempt from registration. As this

site is located hydrogeologically up-gradient of the subject property approximately 710 feet distant, with no open hazardous materials incidents under investigation, this listing is not considered a REC to the subject property.

According to the EDR Report, the Standard Oil Fairbanks Ohio Standard property, located at 260 East Ohio Street is listed on the EDR Historical Auto Stations list. This facility is located west of the subject property approximately 960 feet distant and was reportedly operated as an automobile station as early as 1981. As this site is located hydrogeologically up-gradient of the subject property approximately 960 feet distant and no open hazardous materials incidents exist, this listing is not considered a REC to the subject property.

The 316 East Illinois Street building is one of the former gas mantle manufacturing locations for the Lindsay Light Company, which refined thorium containing ores and manufactured incandescent gas mantles for lighting. This facility is located approximately 540 feet up-gradient of the subject property. Historical information indicates that Lindsay Light II manufactured incandescent gas mantles until 1936 at 316 East Illinois Street. In June 1993, USEPA and Illinois Department of Nuclear Safety investigated the site and determined that radioactivity levels were clearly above background concentrations. Radiological impacted soils have been identified on several sites in the vicinity of the Lindsay Light site in the area designated as Streeterville. Due to the proximity of 316 East Illinois Street to the subject site, it is STS' opinion that the Lindsay Light site poses a REC to the subject property.

The 161 East Grand Avenue building is one of the former gas mantle manufacturing locations for the Lindsay Light Company, which refined thorium containing ores and manufactured incandescent gas mantles for lighting. This facility is located approximately 1,600 feet up-gradient of the subject property. Historical information indicates that Lindsay Light II manufactured incandescent gas mantles until 1936 at 161 East Grand Avenue. In June 1993, USEPA and Illinois Department of Nuclear Safety investigated the site and determined that radioactivity levels were clearly above background concentrations. Radiological impacted soils have been identified on several sites in the vicinity of the Lindsay Light site in the area designated as Streeterville. Due to the proximity of 161 East Grand Avenue to the subject site, it is STS' opinion that the Lindsay Light site poses a REC to the subject property.

No other sites of known or suspected environmental impairment which are hydrogeologically up-gradient of the subject property are listed in the EDR Report within a 1,000 foot radius.

Unmapped Properties

In addition to the site listed above, 20 orphan sites were identified in the EDR Report. However, based on STS' site reconnaissance, these sites appear to be located more than 1,000 feet from the subject property. Based on their respective distances from the subject property, these sites are not expected to pose RECs to the subject property.

4.2 Additional Environmental Record Sources

United States Environmental Protection Agency

STS submitted a Freedom of Information Act (FOIA) request to the United States Environmental Protection Agency (USEPA) to obtain records pertaining to the Streeterville Thorium Investigation and/or other hazardous material incidents or cleanups which occurred at the subject site or at adjacent properties. Documents received from the USEPA include:

- Walkover survey of parking lot at 416 Grand Avenue consent form dated September 5, 2000
- Correspondence from USEPA to Streeterville Organization of Active Residents dated December 22, 2000
- Walkover survey of parking lot at 401 East Ohio Street consent form dated July 31, 2000
- Walkover survey of parking lot at 401 East Ohio Street letter report dated December 21, 2000
- Walkover survey of parking lot at 416 Grand Avenue letter report dated November 1, 2000
- Correspondence from ComEd to USEPA concerning excavation work at 416 Grand Avenue dated October 16, 2000.

The consent form sent by USEPA to Martin B. Zells requested ownership permission to perform the walkover surface radiation survey of the property located at 416 Grand Avenue as well as general information concerning the Lindsay Light II property.

The correspondence sent by USEPA to Mr. Paul Ligon representing the Streeterville Organization of Active Residents included courtesy copies of the walkover survey letter reports for the properties located at 401 East Ohio Street, 217/219 East Illinois, and the parking lot area around the Kraft building.

The consent form sent by USEPA to Nancy Paridy requested ownership permission to perform the walkover surface radiation survey of the property located at 401 East Ohio (subject property) as well as general information concerning the Lindsay Light II property.

The Walkover survey of the parking lot at 401 East Ohio Street (subject property) sent by USEPA to Scott Harding included information concerning how the survey was conducted as well as results of the survey. According to this letter, none of the areas surveyed "pose an immediate health and safety concern, but the risk of contamination of people and equipment would rise appreciably if the tree was excavated or the asphalt removed. Moreover, removing the asphalt covering and spreading the soil over a larger area of the parking lot or to other locations could greatly expand the areas of concern". USEPA also requested that in the event that asphalt removal is to occur, then USEPA wanted to be onsite for observation and sampling. The USEPA correspondence listed that they enclosed portions of a generic radiation health and safety plan which is required to be implemented in designated

Streeterville right-of-ways. In addition, USEPA reported that the properties located to the west and southwest of the subject property have been shown to be thorium-contaminated or recently remediated.

The Walkover survey of the parking lot at 416 Grand Avenue sent by USEPA to Martin Zells included information concerning how the survey was conducted as well as results of the survey. According to this letter, "the only elevated readings that occurred were associated with naturally occurring radioactive materials in the brick of the building immediately east of the property". In addition, the report indicates that "shielding by the asphalt and any fill will reduce count rates so that emissions from any underlying radioactive material could be difficult or impossible to measure".

Correspondence from ComEd to USEPA concerning excavation work at 416 Grand Avenue dated October 16, 2000 explained the circumstances surrounding an excavation which occurred at 416 East Grand Avenue which the USEPA ordered halted.

Illinois Environmental Protection Agency

STS submitted a Freedom of Information Act (FOIA) request to the Illinois Environmental Protection Agency (IEPA) to obtain records of past or current USTs, leaks, spills, permits or violations or hazardous material placement on the subject property. The IEPA Bureaus of Air, Water and Land replied that their departments had no files which pertain to the subject site. The IEPA Office of Emergency Response also replied that their department has no pertinent files on record concerning the subject property.

STS also reviewed IEPA's online databases for the Site Remediation Program (SRP) and Leaking underground storage tanks (LUST) program in order to confirm the proximity of the nearest identified sites to the subject site. This review indicated that the subject site is not listed on either the SRP or LUST databases.

City of Chicago Department of Buildings

STS submitted a Freedom of Information Act (FOIA) request to the City of Chicago Department of Buildings for documentation concerning construction and demolition permits for the subject property. The City of Chicago Department of Buildings has not responded to STS' FOIA request as of the date of this report. Upon receipt, STS will forward the City of Chicago Department of Buildings FOIA response to Client.

City of Chicago Fire Department

STS submitted a Freedom of Information Act (FOIA) request to the City of Chicago Fire Department (CFD) to obtain records of past or current USTs, leaks, spills, permits or violations or hazardous material placement on the subject property as part of the former Phase I ESA. At the time of the printing of this report, the CFD has not

replied to STS' information request. If a reply is received which indicates a REC, an addendum to this report will be issued.

Office of the Illinois State Fire Marshal (OSFM)

STS reviewed online information available at the OSFM website pertaining to registered underground storage tank locations. The OSFM website facility search results indicated that no registered storage tanks were listed for the subject property or for immediately adjacent properties.

4.3 Physical Setting

The United States Department of Agriculture, Soil Conservation Service's publication entitled *Soil Survey of Cook County and DuPage Counties, Illinois*, indicates the surface soils in the subject property area are generally comprised of urban land. Urban land includes soils that have been cut, filled, and graded resulting in alteration of the original soil profile. Bedrock beneath the site is identified as Paleozoic Era, Silurian System, Middle Silurian Series dolomite bedrock. The Silurian bedrock is underlain by a confining shale layer.

The United States Geological Survey (USGS) 7.5-Minute Series Topographic Map shows that the subject property is relatively flat with an elevation of approximately 590 feet above mean sea level. Based on our review of this topographic map, the anticipated groundwater flow direction at the subject property is in an easterly direction toward Lake Michigan, which is located approximately 0.5 miles east of the subject property. However, actual groundwater flow direction in the vicinity of the subject property cannot be determined without groundwater monitoring well data. A copy of the USGS Topographic Map is presented in Figure 2.

4.4 Historical Use Information

The objective of consulting historical sources is to develop a history of the previous uses of the subject property and surrounding area, in order to help identify the likelihood of past uses having led to RECs in connection with the subject property.

Aerial photographs

The following is a chronological history of the subject property according to aerial photographs dated 1963, 1972, 1988, 1994, and 2006:

Year	Scale	Subject Property Features
1963	1"=750'	The 1963 aerial photograph depicts the subject site as occupied by multi-story buildings.
1972	1"=750'	The 1972 aerial photograph depicts the subject site as occupied by multi-story buildings.

Year	Scale	Subject Property Features
1988	1"=750'	The 1988 aerial photograph depicts the subject site in its current configuration as viewed by STS during the site visit.
1994	1"=750'	The 1994 aerial photograph depicts the subject site in its current configuration as viewed by STS during the site visit.
2006	1"=497'	The 2006 aerial photograph depicts the subject site in its current configuration as viewed by STS during the site visit.

Copies of the aerial photographs are included in Attachment 3 of this report.

Historical Fire Insurance Maps

The following is a chronological history of the subject property according to a historical Sanborn fire insurance map dated 1994, 1990, 1988, 1974, 1950, and 1906:

Year	Subject Property Features
1906	The subject property is shown as vacant land. Eastern, western, northern and southern adjacent properties are also shown as vacant land.
1950	Sanborn map detail shows that the subject site is occupied by the Callaghan and Company Book Bindery (4-story building) on the northwest corner of the property fronting on East Ohio Street and McClurg Avenue. A boiler room is shown in the southwest section of the facility. Adjacent to the south of this is another commercial structure labeled <i>Whol. Gro.</i> , which is assumed to stand for Wholesale Growers. This 4-story structure is located in the southwest corner of the property fronting on McClurg Avenue and East Grand Avenue. The eastern adjacent property, is shown as occupied by a 3-story building housing a Bakery and Restaurant/Commissary. To the north of the subject property beyond East Ohio Street is a parking garage with a capacity for up to 55 automobiles. To the west of the subject property is a multi-story structure labeled as <i>Loft</i> , with unknown occupants, which is listed as having been constructed in 1915.
1974	The subject site is shown as occupied by the same structures in the northwest and southwest sections of the property, but they are now occupied by the Rehabilitation Center of Chicago (northern) with the southern section utilized for Retraining classes. To the west of the subject site, the structure remains in essentially the same configuration as in the 1950 Sanborn map. To the north of the subject property beyond East Ohio Street is an apparent vacant lot labeled as occupied by a Parking area. To the east of the subject site is a commercial store structure and another structure occupied by an Auto Body Repair facility.
1988	The subject site appears to be occupied by a parking facility. The Sanborn map for this year is unclear, but indicates a Parking facility in approximately the subject site location. To the east of the subject site is the current Lake Shore Plaza multi-story residential structure. The western adjacent property is shown in essentially the same configuration as in the 1974 Sanborn map. The northern adjacent property beyond East Ohio Street now consists of a Parking Garage listed as having been constructed in 1982.
1990	Similar to the 1988 Sanborn Map as well as to that observed by STS during the site reconnaissance. The western adjacent property is now shown as a vacant unoccupied lot.
1994	Similar to the 1990 Sanborn Map as well as to that observed by STS during the site reconnaissance. The western adjacent property remains shown as a vacant unoccupied lot.

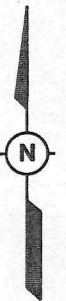
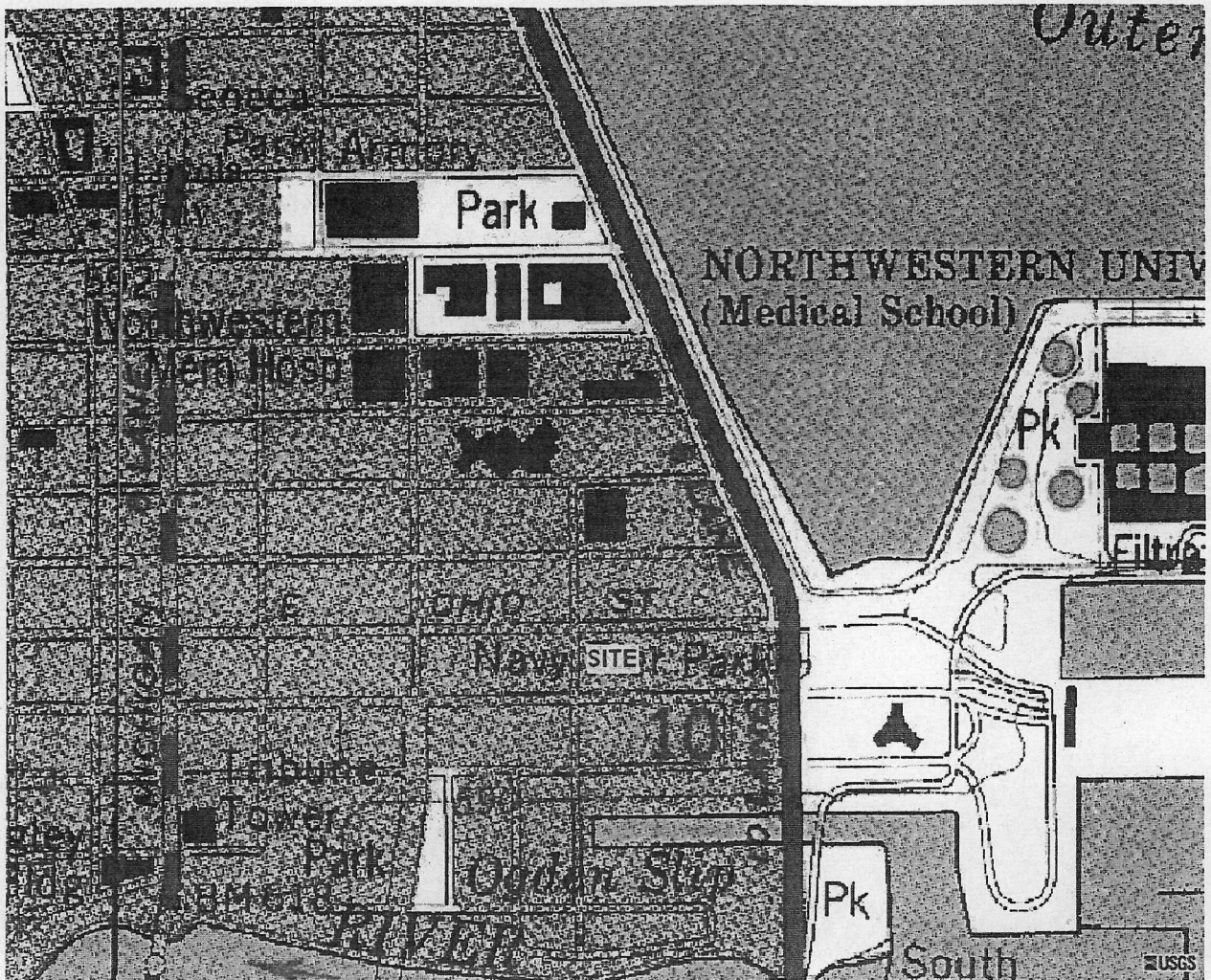
4.4.1 Summary of Subject Property History

The following chronological history of the subject property was developed by STS from interviews and reviews of historical aerial photographs, and historical Fire Insurance maps:

STS' review of this reasonably ascertainable information indicates that the subject property consisted of undeveloped vacant land in 1906. Between 1906 and 1950, the subject property was developed with the Callaghan and Company Book Bindery in the northwest section and a commercial structure labeled *Whol. Gro.*, which is assumed to mean Wholesale Growers in the southwest section of the property. Between 1950 and 1974, the previous occupants were replaced by the Rehabilitation Center of Chicago (northern section) with the southern section utilized for Retraining classes. Between 1974 and 1988, the structure was removed and the subject properties were utilized as a parking lot area as they are currently.

4.4.2 Summary of Adjoining Property History

STS' review of historical Sanborn Fire Insurance maps revealed that adjoining properties to the north, west, east and south consisted of undeveloped land in 1906. By 1950, the adjoining properties were occupied by commercial multi-story buildings or parking garages. Between 1988 and 1990, the western adjoining property which housed a multi-story structure labeled as "The Loft" in 1950, was razed and the property remained vacant at least until 1994. This western adjacent property is currently under construction with a multi-story residential building.



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 Vernon Hills, IL 60061
 847-279-2500
www.stsconsultants.com
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USGS Topographic Map
 Rehabilitation Institute of Chicago property
 Chicago, Illinois
 Source: Microsoft Terraserver

Drawn:	MGN 6/24/2008
Checked:	MGN 6/24/2008
Approved:	GHI 6/24/2008
PROJECT NUMBER	200802795
FIGURE NUMBER	2

5.0 Information from Site Reconnaissance

5.1 Methodology and Limiting Conditions

STS observed the subject property to identify RECs and historical RECs. Photographs of the site reconnaissance are included in Attachment 4.

5.2 General Site Setting

The site reconnaissance of the subject property was conducted by Mr. Mark G. Neuses, Project Scientist at STS, on June 24, 2008. Weather conditions at the time of the site reconnaissance were overcast, cloudy and warm with an ambient temperature of approximately 70 degrees Fahrenheit. STS observed the subject property for features usually associated with potential environmental impairment including: electrical transformers; USTs; ASTs; chemical/waste storage, generation, and management practices; and pesticide/herbicide application practices.

5.3 Subject Property Conditions

The subject property is comprised of approximately 1.25 acres of parking lot facility. The subject site parcel is L-shaped with 300' of frontage on East Ohio Street, 200' of frontage along East Grand Avenue, and 218' of frontage along North McClurg Court. STS could not fully observe the ground surface of parts of the subject property due to the presence of parked automobiles on a small part of the property. The property consists of a paved parking area with landscaped islands, and a self-service entry-exit booth located at the north central portion of the property for ingress and egress to the facility.

STS did not observe evidence of pits, grease traps, sumps, floor drains, septic systems, cisterns, cesspools, or lagoons on the subject property. In addition, the site reconnaissance did not reveal evidence of stained soil or pavement, stressed vegetation, or herbicide or pesticide application practices on the subject property.

STS did not observe evidence of noxious odors, or pools of liquid on the subject property. In addition, STS did not observe staining or corrosion on the subject property. Furthermore, STS did not observe dry wells, irrigation wells, injection wells, abandoned wells, monitoring wells, or supply wells on the subject property.

5.4 Hazardous Substances in Connection with Identified Uses

STS observed the subject property for chemicals and hazardous substances. As a result, STS did not observe chemicals or hazardous substances on the subject property during the site reconnaissance.

5.5 Storage Tanks, Oil/Water Separators, and Grease Traps

STS observed the subject property for the presence of USTs and ASTs. As a result, STS did not observe manways, fill pipes, vent lines, or other evidence suggesting the presence of USTs or ASTs on the subject property during the site reconnaissance. According to Ms. Ardell, she is not aware of the current presence of USTs or ASTs on the subject property. Finally, STS' review of local, state, and federal records did not identify the current presence of USTs on the subject property.

5.6 Indications of Polychlorinated Biphenyls

STS observed the subject property for the presence of equipment suspected of containing polychlorinated biphenyls (PCBs). PCBs are often found in insulating or dielectric fluids in electrical and hydraulic equipment. STS observed no transformers or other potential PCB containing equipment onsite.

5.7 Indications of Solid Waste Disposal

STS observed the subject property for solid waste management issues, including generation and disposal methods. Evidence of dumping or disposal of solid wastes on the subject property was not observed. As a result, STS did not observe the generation or disposal of wastes on the subject property.

7.0 Findings and Opinions

7.1 Findings and Opinions

The subject property is located north of East Grand Avenue; south of East Ohio Street; and east of North McClurg Court within the City of Chicago, Cook County, Illinois. The area surrounding the subject property is primarily residential and commercial. The Property Index Numbers of the subject property are as follows:

17-10-210-012: 401 East Ohio Street
17-10-211-008: 410 East Grand Avenue
17-10-211-009: 414 East Grand Avenue
17-10-211-015: 411 East Ohio Street
17-10-211-017: 415 East Ohio Street

The subject property parcel is comprised of approximately 1.25 acres of land which is utilized as a parking lot facility. The surface area of the property consists of a self-service entry-exit booth, a paved parking lot with landscaped areas which are bordered by public sidewalks along East Ohio Street, North McClurg Court, and East Grand Avenue. The subject property is bound to the north by East Ohio Street; to the west by North McClurg Court; to the south by East Grand Avenue and commercial properties; and to the west by multi-story residential properties.

In conjunction with the performance of this Phase I Environmental Site Assessment, STS performed a surface radiological survey of the subject property. This survey consisted of scanning the surface of the subject site for indications of radiological impacts. With the exception of two parking spaces, which were never vacated for surveying, the entire property has been completely surveyed. With the exception of two parking spaces, which were never vacated for surveying, the entire property has been completely surveyed. Radiation screening was performed using a Ludlum Model #2221. Measurements were generally recorded within each designated 5 x 5-meter grid. Maximum screening measurements were compared to the established unshielded instrument cutoff value of 18,073 counts per minute (cpm) which is correlated with the USEPA cleanup threshold of 7.1 pico-curie/gram (pCi/g) total radium. No values above the USEPA threshold were recorded.

7.2 Data Gaps

A data gap is considered the lack of or inability to obtain information required by ASTM E1527-05 despite good faith efforts by STS to gather such information. A data gap by itself is not considered significant. The following data gaps were identified during performance of this Phase I ESA. The significance of each data gap is discussed below as well as data failures, if any.

- STS did not perform a chain-of- search for the subject property. STS was not supplied with a chain of title search by the client.
- STS did not perform interviews of the subject site manager or site occupants, as the subject site is a self service parking lot facility.

STS has no information to suggest that by eliminating the above-listed data gaps through reviews of documentation that is not reasonably ascertainable, RECs and/or historical RECs would be identified with respect to the subject property.

8.0 Conclusions

We have performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E1527-05 of the subject property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. We have performed a Phase I ESA in general accordance with the scope and limitations of ASTM Practice E1527-05 of the subject property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed the following RECs in connection with the subject property:

- Historical information indicates that Lindsay Light II manufactured incandescent gas mantles at 161 East Grand Avenue. Historical records indicate that Lindsay Light also leased portions of the building located at 316 East Illinois Street from 1915 – 1933. The facility located at 161 East Grand Avenue is located approximately 1,600 feet west of the subject property. The facility located at 316 East Illinois Street is located approximately 540 feet southwest of the subject property. In June 1993, USEPA and Illinois Department of Nuclear Safety investigated the site and determined that radioactivity levels were clearly above background concentrations. Radiological impacted soils have been identified on several sites in the vicinity of the Lindsay Light site in the area designated as Streeterville. Due to the proximity of 161 East Grand Avenue and 316 East Illinois Street to the subject site, it is STS' opinion that the Lindsay Light sites pose a REC to the subject property.

Information from the City of Chicago Department of the Environment indicates that the City of Chicago requires radiation monitoring prior to intruding into subsurface soils in the Streeterville area, per USEPA recommendation. Thorium-contaminated wastes may exist in some areas of the Streeterville area. Proper screening/monitoring must occur any time that excavation or groundbreaking takes place within the Streeterville area. This is required for groundbreaking on private property or in the Right-of-way in the Moratorium area. According to the City of Chicago Department of the Environment "Streeterville Map" which was last updated November 22, 2006, the subject property is located within the area designated as part of the Streeterville Thorium Investigation site. Further information concerning the Streeterville Thorium Investigation can be found at the Chicago Department of the Environment website under the Public Health and Safety link.

Although not identified as RECs or historical RECs, the following potential environmental issues concerning the subject property were identified as part of this Phase I ESA:

- Based on a review of the ISGS publications *Stack-Unit Mapping of Geologic Materials in Illinois to a Depth of 15 Meters* and *Plate 1: Map of Geologic Materials to a Depth of 20 Feet-Cook County-South Part*, the

subject properties are located in an urban area of "major fills or made land areas of considerable thickness and extent." Furthermore, the publication suggests that "all areas that indicate industrial, commercial, or recent residential development are generally characterized by a few feet of surficial miscellaneous fill." Urban fill in Chicago can include ash and cinders resulting from the historic use of wood and coal fuel sources and/or the Chicago Fire of 1871. Such urban fill often contains regulated compounds as a by-product of combustion. Based on the urban setting of the subject property, the potential exists that off-site fill of unknown environmental condition was placed on the subject property during its initial development. Although the urban fill, if present, is not believed to pose a material threat of release, surplus fill generated by new construction may require disposal as special waste as defined by Illinois regulations.

- The former buildings were razed on the subject property between 1974 and 1988. The potential exists that buried structures and/or impacted soils may be present in the subsurface soils. In the event that impacted soil are encountered, additional site investigation may be required.

Recommendations

STS recommends that future developmental activities which may disturb the subsurface soils should be monitored for the following soil contaminants – lead, PNAs/VOCs, and radioactive thorium. Information received from USEPA indicates that in the event that subsurface work is to be performed onsite, then USEPA should be contacted prior to excavation activity so that they can have a representative onsite during subsurface work. Any excavated soils on the site will need to be screened per USEPA Thorium Streeterville Area Guidelines. If thorium impacted soils are detected during screening, they would need to be disposed of per USEPA guidelines. Similarly, soils impacted by VOCs, PNAs and/or lead will need to be managed per local, state and federal guidelines.

9.0 Environmental Professional Statement

As required by Section 12.13 of ASTM E1527-05, STS provides the following declarations:

I/We declare that, to the best of my/our professional knowledge and belief, I/we meet the definition of Environmental Professional as defined in 40 CFR § 312.10. I/We have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. I/we have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312 including the objectives set forth in 40 CFR §312.20 (d) (1) and (2). I/we also meet all relevant state professional licensing requirements.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Respectfully,

Mark G Neuses

Mark Neuses
Project Scientist

Mark G Neuses for

Don M. MacDonell, CHMM
Associate Scientist

10.0 References

STS used the following references to complete the Phase I ESA:

American Society for Testing and Materials (ASTM), *Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process*, E1527-05, ASTM, 100 Barr Harbor Drive, Conshohocken, Pennsylvania 19428, November 2005.

Ardell, Nancy, representing Rehabilitation Institute of Chicago (property owner), email communication, June 26, 2008.

City of Chicago Building Department, FOIA Request, June 26, 2008

City of Chicago Fire Department, FOIA Request, June 26, 2008.

Environmental Data Resources, Inc., 440 Wheelers Farms Road, Milford, Connecticut, *EDR Radius Map Report*, June 25, 2008.

Environmental Data Resources, Inc., 440 Wheelers Farms Road, Milford, Connecticut, *Aerial Photograph Report*, June 26, 2008.

Environmental Data Resources, Inc., 440 Wheelers Farms Road, Milford, Connecticut, *Sanborn Map Report*, June 25, 2008.

Illinois Environmental Protection Agency, FOIA Request, June 24, 2008.

Microsoft Terra-Server, aerial photograph, 2006.

Office of the Illinois State Fire Marshal's online UST facility search www.webapps.osfm.illinois.gov/ustsearch

Rock and Stratigraphic Unit Source, (P. Schruben, et al.), *Site Geology*. 1994.

United States Department of Agriculture, Soil Conservation Service/Illinois Agricultural Experiment Station, *Soil Survey of Cook County, Illinois*, May, 1979.

United States Environmental Protection Agency, FOIA Request, June 24, 2008.

Attachment 1

Qualifications of Environmental Professionals

Mark G. Neuses

Project Scientist

Education

B.S., Biology, Illinois State
University, 1990

Registrations/Training

Certified Asbestos Building
Inspector: Illinois

First Aid/CPR Certified

Health and Safety Training for
Hazardous Waste Operations
as required by OSHA 29 CFR
1910.210(e)

Wetland Delineation

Experience

Mr. Neuses serves as the project manager for Phase I Environmental Site Assessments (ESAs) for STS' Chicago Regional Office. Primary duties include the completion of Phase I ESAs in accordance with applicable ASTM for various property types including commercial, industrial, vacant and underdeveloped properties. Representative project experiences include the following:

- Field investigations including over 150 Phase I ESAs throughout the United States.
- Performed more than 150 Phase II or remedial investigatory assessments throughout the Midwestern United States.
- Performed numerous ASTM Transaction Screen site assessments on various industrial, commercial, residential and undeveloped properties.
- Performed dozens of Magnetometer Search investigations to locate buried underground storage tanks.
- Performed numerous chlorinated solvent and petroleum contaminant characterizations and remediation.
- Performance of Illinois Environmental Protection Agency Leaking Underground Storage Tank (LUST) fund reporting.
- Performance of LUST site investigations including management and preparation of underground storage tank closure reports.
- Performed more than 60 Tiered Approach to Corrective Objectives analyses and implementation.
- Asbestos inspector for numerous sites in relation to Phase I site assessments including a 50,000-square-foot residential/commercial structure, police department building, residential structures, and manufacturing facilities.
- Performed dozens of risk-based corrective actions for petroleum release sites.

- Responsible for identifying recognized environmental conditions (RECs) and evaluating their effect on sites as well as providing recommendations to address the REC as part of a further investigation.
- Assisted with performance of numerous wetland delineations per U.S. Army Corps of Engineers protocol.
- Field work including preparing site safety and health plans; borehole logging, screening and sampling; directing monitoring well installation; developing and sampling monitoring wells; asbestos demolition inspections; and wetland delineations.

Don MacDonell, CHMM

Associate Scientist

Education

M.B.A, Indiana University, 1995

B.S., Biology, Marquette
University, 1985

Registrations/Training

Accredited Asbestos/Lead
Inspector: Indiana, Michigan

Certified Hazardous Materials
Manager (CHMM)

Certified UST Closure
Consultant, Indiana Department
of Environmental Management

Experience

Mr. MacDonell serves as an Associate Scientist with more than 16 years of experience. During the past 10 years, he served as a President and Principal for a full service environmental engineering firm in northern Indiana providing environmental engineering services for commercial, industrial, manufacturing and municipal clientele duties. A representative sampling of project experience includes:

- Principal in Charge for Riverwalk Commons, City of Elkhart, Indiana. Managed a large Phase I and II Environmental Site Assessment and Site Remediation project for the City of Elkhart. Complete site assessment services including soil/groundwater sampling/analysis, monitoring well installation, In-Situ Bioremediation Design/Implementation and site monitoring. The site was a former band instrument manufacturing facility that utilized chlorinated solvents. Significant solvent contamination was encountered on the site. Investigation and remediation measures on a rapid timetable allowed this key City development initiative to proceed.
- Principal Partner for large U.S. EPA Underground Storage Tank (UST) fields pilot program for the City of South Bend. The project involved the evaluation and prioritization of numerous former gasoline or services stations in several neighborhoods and business corridors. Provided extensive community outreach and meetings during the public input portions of the project. Services included Phase I and II Environmental Site Assessments, UST management and closure per IDEM guidelines, grant management and Agency coordination and liaison activities.
- Principal Scientist for Washington Street Site, City of Goshen, Indiana. Utilized an Indiana Department of Environmental Management (IDEM)/Environmental Protection Agency (EPA) Brownfields Grant. Managed an extensive Phase I and II Environmental Site Assessment for a former dry cleaning facility. Services included soil and groundwater sampling and analysis, monitoring well installation/design, plume delineation, grant administration, and EPA liaison.

- Principal Scientist for Quality Drive Away Site, City of Goshen, Indiana. Provided the City with engineering services for a large redevelopment project in Goshen at an abandoned manufacturing facility near the Central Business District. The site utilized an EPA/IDEM Brownfields Assessment Grant. Activities included a Phase I ESA, soil and groundwater assessment and analysis, asbestos/lead paint assessment, site management, and agency liaison activities.
- Principal Scientist for Lincoln Avenue Properties, City of Goshen, Indiana. As part of the City's redevelopment efforts, assisted in evaluating several properties along the Lincoln Avenue corridor. Services included Phase I and II Environmental Site Assessments for properties identified as viable redevelopment opportunities that may have ongoing negative environmental perceptions in the community.
- Health Department Sanitarian, St. Joseph County Health Dept., South Bend, Indiana. Conducted septic system inspections, water system testing and hazardous waste violation inspections.
- Field Analyst for Hazardous Waste Lab Packing Division of Chemical Waste Management, Alsip, Illinois. Project management for industrial and commercial clients throughout Chicago and Midwest. Managed national field analyst computer laptop program; trained analysts in Midwest and East Coast offices.

Attachment 2

User Questionnaire

User Questionnaire
Rehabilitation Institute of Chicago, Chicago, Illinois
STS Project No. 200802795

Completed by:

Name: *Nancy Ardell*

Company: *Rehabilitation Institute of
CHICAGO*

Title: *ASSOCIATE GENERAL COUNSEL*

Date: *6/26/08*

Property ownership is held by:

User Questionnaire

As stated in ASTM Standard E1527-05:

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relieved and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*") the user must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? If so, please list. *No.*

(2.) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.38).

Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? If so, please list. *No.*

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the *user* of the ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? *No.*

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*? *N/A*

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative or releases or threatened releases? For example, as *user*, please identify and list the following:

(a.) Do you know the past uses of the *property*? *No.*

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(b.) Do you know of specific chemicals that are present or once were present at the *property*? *No.*

(c.) Do you know of spills or other chemical releases that have taken place at the *property*? *No.*

(d.) Do you know if any environmental cleanups that have taken place at the *property*? *No.*

(6.) The degree of obvlousness of the presence of likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the *user* of the ESA, based on your knowledge and experience related to the *property* are there any obvious indicators that point to the presence or likely presence of contamination at the *property*? *No.*

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Attachment 3

EDR Reports

Attachment 4

Subject Property Photographs

**Photographic Documentation
Rehabilitation Institute of Chicago
East Ohio Street / East Grand Avenue, Chicago, Illinois**



Photograph #1: Partial view of subject property facing southwest.



Photograph #2: Partial view of subject property facing southeast

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Photograph #3: Partial view of subject property facing south.



Photograph #4: View of subject property self service entry - exit booth.

**Photographic Documentation
Rehabilitation Institute of Chicago
East Ohio Street / East Grand Avenue, Chicago, Illinois**

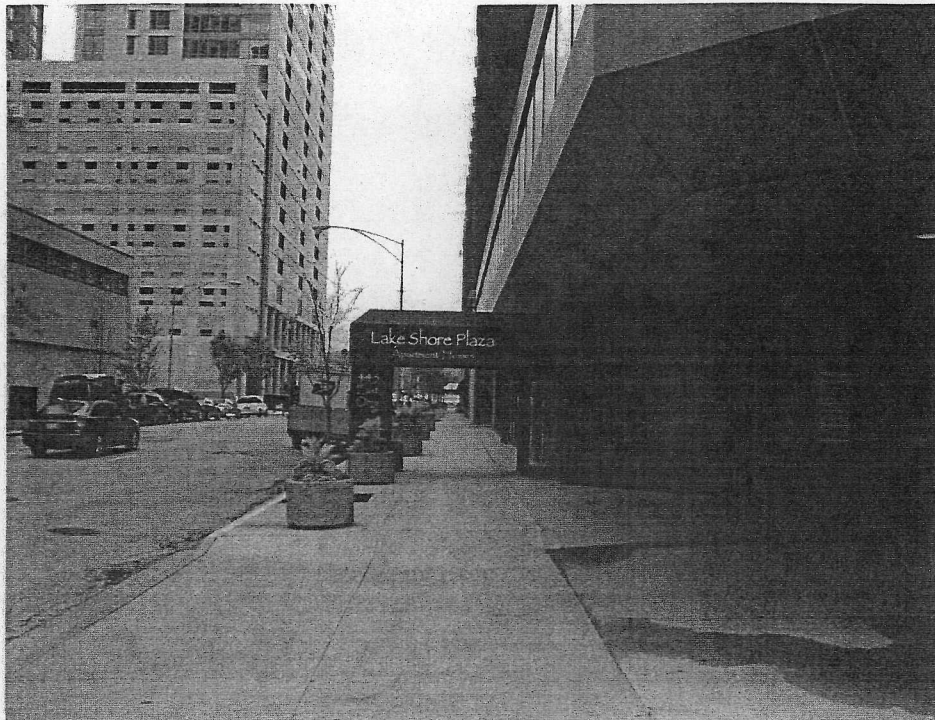


Photograph #5: View from subject property facing northwest.



Photograph #6: View from subject property facing north.

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Photograph #7: View from subject property (East Ohio Street) facing east.



Photograph #8: View from subject property (East Ohio Street) facing south.

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Photograph #9: View from subject property (East Ohio Street) facing west.